

Payment-In-Lieu of Parking – 2586 Yonge Street

Date: December 11, 2020
To: North York Community Council
From: Director, Planning and Capital Program, Transportation Services
Wards: Ward 8, Eglinton-Lawrence

SUMMARY

This report seeks City Council's approval to exempt the owner of 2586 Yonge Street from the non-residential parking space requirement specified in City of Toronto Zoning By-law No. 569-2013. The site was the subject of Minor Variance Application No. A0342/20NY, which proposed the conversion of the below grade and ground floor areas of the existing building from a retail use to a veterinary hospital use. In accordance with the above-noted By-law, a minimum of 4 parking spaces would be required for the site given the proposed conversion. The applicant is unable to accommodate 2 of the 4 required parking spaces on-site and has requested a Payment-In-Lieu of Parking to the City, which amounts to \$10,000.

The parking exemption associated with the Payment-In-Lieu of Parking application is considered appropriate given that the associated parking space shortfall will not have a significant impact on parking conditions in the immediate area.

Section 40 of the Planning Act grants City Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's Payment-In-Lieu of Parking Policy, as adopted in July, 2004. City Council approval is required as this matter has not been delegated.

RECOMMENDATIONS

The Director, Planning and Capital Program, Transportation Services, recommends that:

1. City Council exempt the applicant at 2586 Yonge Street from the City of Toronto Zoning By-law No. 569-2013 parking requirement of two spaces for the proposed veterinary hospital use on the site, subject to a \$10,000 payment-in-lieu of parking, provided the applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

The City of Toronto will receive a \$10,000 payment and a \$374.30 plus HST application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$10,000 payment, while Transportation Services will receive the application fee of \$374.30 plus HST.

DECISION HISTORY

The site was the subject of Committee of Adjustment Application No. A0342/20NY. According to the materials that were received for the application, 4 parking spaces are required for the proposed Veterinary Hospital use, whereas only 2 parking spaces will be provided. The Minor Variance Application was refused by the Committee in the October 7, 2020 decision.

COMMENTS

An application was received by Transportation Services on November 13, 2020 by Jonathan S. Cheng, on behalf of the owner of the 2586 Yonge Street property, Paul George Nanoff, for a cash payment-in-lieu of parking.

The site is approximately 175m² in area, and has a Yonge Street frontage of approximately 5.22m. An existing 3-storey mixed-use building currently occupies the site. The building is an internal unit within a row of 6 attached 3-storey mixed use buildings fronting Yonge Street, each under separate ownership. The site and the neighbouring attached buildings all share vehicular access from Albertus Avenue via the shared driveway at the rear. The driveway provides access to the corresponding parking spaces for each property.

Two parking spaces are provided at the rear of the site, whereas 4 parking spaces are required for the proposed veterinary floor area conversion under Zoning By-law 569-2013. Insufficient space is available on the site to provide the additional parking spaces required.

Transportation Services recognizes that there are other off-street and on-street parking opportunities in the surrounding area to accommodate the 2 additional parking spaces required by the proposed veterinary hospital use. As a result, the 2 parking space shortfall is not expected to have a significant impact on the existing parking conditions in the area. On this basis, Transportation Services considers the parking exemption to be appropriate.

The funds from cash payment-in-lieu applications, will be placed in a parking reserve account, which will be administered by the Toronto Parking Authority and will be used to develop and maintain municipal parking facilities throughout the City.

Given the above, it is considered appropriate to waive the requirement for the 2 non-residential parking spaces that cannot be provided on-site and approve the payment-in-lieu of parking application.

Calculating the Payment-In-Lieu of Parking Fee

Given that the proposed veterinary hospital use has a gross floor area of 219.2m², the application falls into Category 2 of the City's Payment-In-Lieu of Parking Fee Schedule, based upon construction, renovation, alteration or change in use that is between 200m² and 400m².

The following table illustrates the fee calculation:

Table 1: Payment-In-Lieu of Parking Fee

Formula	Calculation
\$5,000 per parking space*	\$5,000 x 2 = \$10,000

*Where \$5,000 is the current estimated construction cost of a surface parking space

In accordance with the cash payment-in-lieu of parking formula adopted by City Council as noted above, the payment will be \$10,000 for the 2 parking spaces.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: 2586 Yonge Street Payment-In-Lieu of Parking Context Map

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